

THIS LAND IS WHOSE LAND?

An aerial black and white photograph of Halle, Germany. The image shows a dense urban landscape. In the foreground, there are traditional European-style buildings with gabled roofs and a prominent church spire. A multi-lane highway with several overpasses curves through the middle ground. In the background, a large, modern residential development with many high-rise apartment blocks is visible, contrasting with the older architecture. The overall scene illustrates the city's transition and the challenges of housing in a shrinking urban area.

Housing markets and housing policies in a shrinking city:
the example of Halle

Optimism: A place to be cause it was dry, clean and warm!

**1975: Halle 320.000 inhabitants –
Halle-Neustadt 100.000 inhabitants.**



Halle-Neustadt – the „icon of modernism“ –
Home for more than 90.000 inhabitants.

Why is Halle-Neustadt iconic?



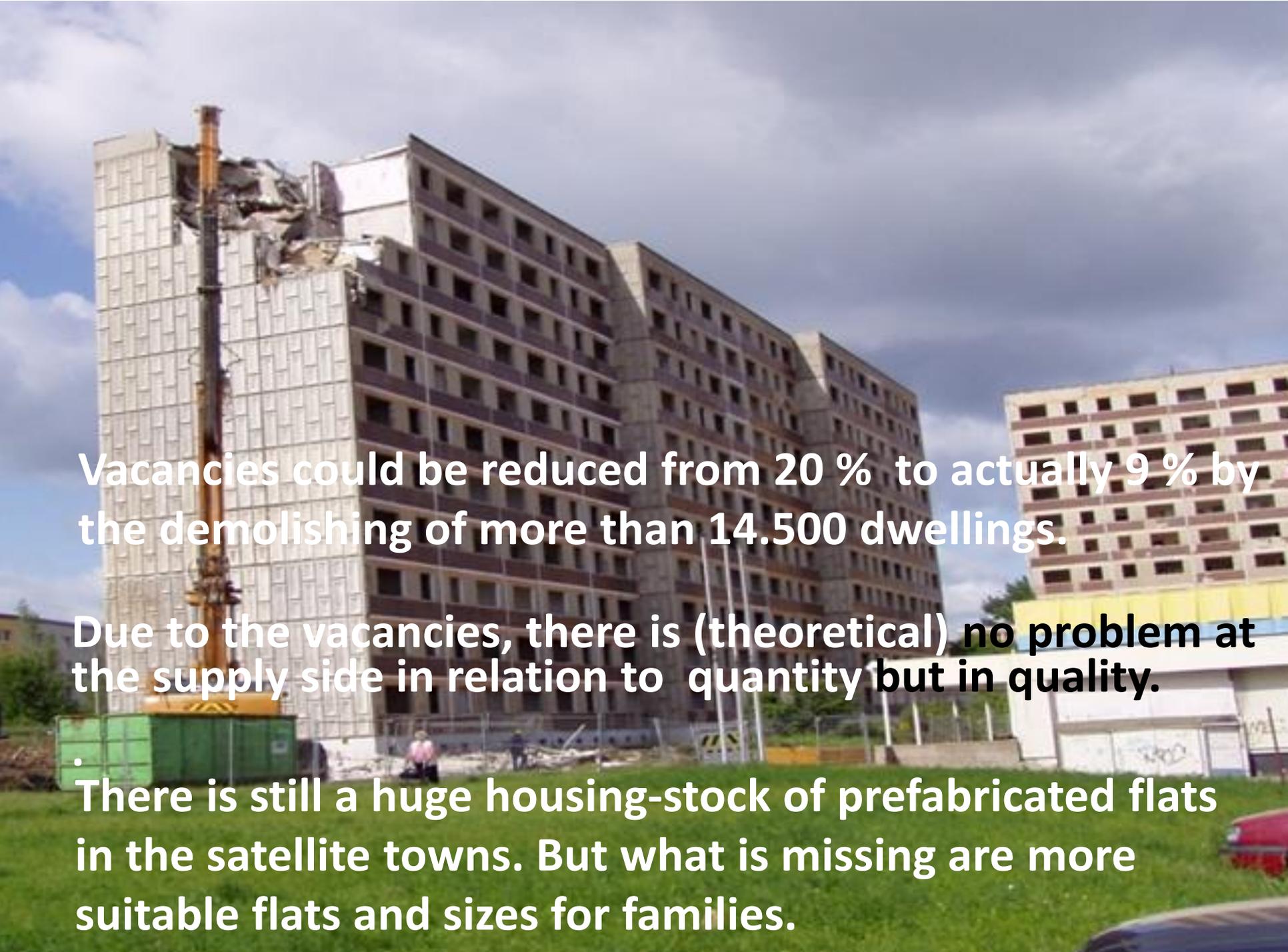
The organisation of „city-shrinking“ is a big challenge for everyone.

**2005: Halle 230.000 inhabitants –
Halle-Neustadt 46.000 inhabitants.**

Our economic system is only suitable for growth, prosperity and participation in increasing wealth. So already stagnation is really difficult to arrange with!

The state programme „urban redevelopment east“ was in 2002 a (late) reaction on the massive loss of inhabitants in the cities of the former GDR.





Vacancies could be reduced from 20 % to actually 9 % by the demolishing of more than 14.500 dwellings.

Due to the vacancies, there is (theoretical) **no problem at the supply side in relation to quantity but in quality.**

• There is still a huge housing-stock of prefabricated flats in the satellite towns. But what is missing are more suitable flats and sizes for families.



Issue: demolish the residential buildings with no future and modernize the buildings with a future.

The state programme „urban redevelopment east“ was a success –but as a result we now see the effect of perforated neighbourhoods (density versus emptiness).